City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
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Meeting Agenda - Final

Reinvestment Zone No. 3 - Downtown

POSTED
9/17/2025 4:22:54 PM
Rebecca Huerta
City Secretary

Tuesday, September 23, 2025 | **9:30 AM** | **Council Chambers**

Public Notice: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office (at 361-826-3105) at least 48 hours in advance so that appropriate arrangements can be made.

This meeting may be held via videoconference call pursuant to Texas Government Code § 551.127. If this meeting is held via videoconference call or other remote method of meeting, then a member of this governmental body presiding over this meeting will be physically present at the location of this meeting unless this meeting is held pursuant to Texas Government Code § 551.125 due to an emergency or other public necessity pursuant to Texas Government Code § 551.045.

A. **Chairman Everett Roy to call the meeting to order.**

B. **City Secretary Rebecca Huerta to call roll of the Corporation Directors.**

TIRZ No. 3 Board Members:

• Everett Roy (Chair)	Council Member District 1
• Carolyn Vaughn (Vice Chair)	Council Member At-Large
• Paulette Guajardo	Mayor
• Sylvia Campos	Council Member District 2
• Eric Cantu	Council Member District 3
• Kaylynn Paxson	Council Member District 4
• Gil Hernandez	Council Member District 5
• Roland Barrera	Council Member At-Large
• Mark Scott	Council Member At-Large
• Mike Pusley	Nueces County Commissioner Precinct 1
• Rudy Garza	Del Mar
• James Sedwick	Downtown Management District

C. PUBLIC COMMENT:

PLEASE BE ADVISED THAT THE OPEN MEETINGS ACT PROHIBITS THE BOARD OF DIRECTORS FROM RESPONDING AND DISCUSSING YOUR COMMENTS AT LENGTH. THE LAW ONLY AUTHORIZES THEM TO DO THE FOLLOWING:

1. **MAKE A STATEMENT OF FACTUAL INFORMATION.**
2. **RECITE AN EXISTING POLICY IN RESPONSE TO THE INQUIRY.**
3. **ADVISE THE CITIZEN THAT THIS SUBJECT WILL BE PLACED ON AN AGENDA AT A LATER DATE.**

D. MINUTES:

1. 25-1226 Approval of the July 22, 2025 Reinvestment Zone No. 3 Minutes

Sponsors: City Secretary's Office

E. FINANCIAL REPORT:

2. 25-1480 TIRZ #3 Financial Statements July 31, 2025

Sponsors: Finance & Procurement

F. EXECUTIVE SESSION ITEMS: (NONE)

G. AGENDA ITEMS:

3. 25-1411 Motion to approve a 1st amendment to the TIRZ #3 Downtown Development Reimbursement Agreement with Pfluger Architects, Inc for the property located at 401 N Chaparral Street Unit C, which provides the developer with an extension for the completion date from September 30, 2025 to March 30, 2027, effective upon signature by the City Manager or designee to be paid out in Fiscal Year 2026-2027.

Sponsors: Downtown Management District

4. 25-1410 Motion to approve a Downtown Development Agreement with Catholic Diocese of Corpus Christi for improvements to the property located at 501-505 N Upper Broadway for a total incentive amount not to exceed $474,283 effective upon signature by the City Manager or designee from the TIRZ #3 Streetscape and Safety Improvement Program to be paid out in Fiscal Year 2027- 2028.

Sponsors: Downtown Management District

5. 25-1412 Motion to approve a Service Plan for Fiscal Year 2026 and renew the Interlocal Cooperation Agreement between Corpus Christi Tax Increment Reinvestment Zone #3 (TIRZ #3) and the Corpus Christi Downtown Management District (DMD) to encourage the redevelopment of TIRZ #3 in the amount of $875,000 for enhanced cleanliness, safety, placemaking, economic development, cultural programming, and incentive administration, $50,000 for downtown park maintenance activities, and $50,000 for downtown right-of-way maintenance activities, $160,000 for Corpus Christi Police Department public safety for community wide events, and $365,534 for DMD assessment match for a total contracted amount of $1,500,534.

Sponsors: Downtown Management District

H. PRESENTATION ITEMS:

The following items are for discussion only. There will be no action taken and public comment will not be solicited.

6. 25-1469 Update on Downtown Living Initiative

Sponsors: Downtown Management District

7. 25-1413 DMD Updates

Sponsors: Downtown Management District

I. ADJOURNMENT

** Regardless of the agenda heading under which any item is listed, any word or phrase of any item listed on this agenda shall be considered a subject for consideration for purposes of the Texas Open Meetings Act and other relevant laws, and the Board of Directors may deliberate and vote upon any such subject and resolutions related thereto. Any descriptions of property or amounts stated in this agenda are descriptive and not restrictive, and property and amounts may be changed in the motions, actions or documents. In addition to other items listed in this agenda, policies and procedures of this corporation, legal analysis of any items, policies or procedures, and any items that are currently receiving funding from this corporation may be discussed and deliberated and these matters are added as subjects of discussion to this meeting. This agenda has been reviewed and approved by the attorney for the governing body, and the presence of any subject or description in the Executive Session portion of this agenda constitutes a written interpretation of Chapter 551 of the Texas Local Government Code by the attorney for this corporation indicating that said subject or description thereof may be legally discussed in a closed meeting.*